

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

PRESENT:

Stephen Hunter, Chairman
Stephen Brosnahan
Allen Hale
Laura Haupt
Rob Lane
Peter Winder, 1st Alternate Member

ALSO PRESENT:

Ed Manley, Building Inspector
Daniel Pozin, Attorney for the Village
Dwight H. Douglas, Village Consulting Planner
George Pommer, Village Consulting Engineer

EXCUSED: Trustee Liaison Donna Cassell

1. Adopt minutes for Planning Board meeting November 7, 2019, December 5, 2019 & January 9, 2020

Approval of the Planning Board meeting minutes of November 7, 2019, December 5, 2019 and January 9, 2020 will be continued at the next meeting of the Board on March 5, 2020.

2. 23 Manor Place – Public hearing for site plan review for proposed new driveway

Motion by Chairman Hunter, seconded by Mr. Brosnahan to open the public hearing for 23 Manor Place for site plan review for proposed new driveway.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNAATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<div>5</div> AYE	<div>0</div> NAY	<div>0</div> ABSTAIN	<div>0</div> RECUSE	<div>0</div> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

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Chairman Hunter said you will find that issues discussed tonight will be engineering issues that we want to make sure are clearly documented. Chairman Hunter said we will have a presentation and a response from our Consulting Engineer.

Ms. Tessa Jucaite, P.E. and Mr. Pisa were present to represent the application.

Discussion:

- Ms. Jucaite said she submitted minor revisions to the Board.
- Ms. Jucaite gave a presentation on the revisions to the application.
- Mr. Pommer said there are maintenance issues and that we had talked about the ASDM standards.
- A discussion was held regarding the maintenance issues and Ms. Jucaite and Mr. Pisa addressed questions from the Board.
- Mr. Pommer said he just received comments today and wants to take some time to look them over.
- The following people addressed the Board: Mr. Stephen Sudak/23 Highland Avenue; Ms. Helen Rothstein/21 Highland Avenue; and Mrs. Sudak/23 Highland Avenue.
- Mr. Pozin said what is being asked from this Board is for the ability to pave the driveway on Mr. Pisa's property and not any portion of the paper street. This Board is not authorized to allow the use of the paper street in connection with that driveway, so it is effectively a driveway that goes nowhere and it will be such when this Board acts. Mr. Pisa will have to get permission from the Board of Trustees as to the use of that paper street and possibly the disposition of it once we determine who is entitled to own it, because they are not approving the use of the paper street.
- The discussion continued.
- Chairman Hunter said we should move on and continue this to the next meeting.

Action:

Motion by Chairman Hunter, seconded by Mr. Hale to continue the public hearing for 23 Manor Place for site plan review for a proposed new driveway on March 5, 2020.

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CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

3. 189 Broadway – Continuation of pre-submission conference for proposed minor subdivision & site plan review

Chairman Hunter said the application of 189 Broadway will be continued to the next meeting of the Board on March 5, 2020 at the request of the applicant.

4. 12 Irving Place – Continuation of pre-submission conference for proposed new one family residence with two (2) car garage

New plans were not submitted for this evening's meeting. The issue with the sky exposure plan is currently before the AHRB.

Chairman Hunter said the application of 12 Irving Place will be continued to the next meeting of the Board on March 5, 2020.

5. 65 Walgrove Avenue – Pre-submission conference for site plan review for proposed sunroom addition, enclosed portico and 2nd story above existing garage

The applicant was present to represent the application.

Discussion:

- The applicant discussed the proposed application.
- Mr. Manley suggested for the application to go before the AHRB regarding the sky plane exposure.
- Chairman Hunter said he recommends that we call for a public hearing.

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Action:

Motion by Chairman Hunter, seconded by Mr. Hale to refer the application to the AHRB to review the sky plane exposure before it comes back to the Planning Board; and to schedule a public hearing before the Planning Board on March 5, 2020.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

6. 156 Palisade Street – Pre-submission conference for site plan review for proposed new multi family building with basement garage

Mr. Paddy Steinschneider/Gotham Design & Community Development was present to represent the application.

Discussion:

- The Board agrees that building is too big and that the applicant should come back with something smaller. Mr. Steinschneider said significant changes have been made.
- Mr. Steinschneider gave a brief presentation on the proposed application.
- A discussion was held and Mr. Steinschneider addressed questions from the Board.
- Chairman Hunter said it would be useful to do a site visit.
- The discussion continued.

Action:

The Board scheduled a site plan visit on February 16, 2020 at 10:00 a.m.

The pre-submission conference for 156 Palisade Street for site plan review for proposed new multi family building with basement garage will be continued at the March 5, 2020 meeting of the Board.

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Motion by Chairman Hunter, seconded by Mr. Hale to adjourn the meeting.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="text" value="4"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="1"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

The meeting adjourned at 9:17 p.m.